

STONEY STANTON
Stakeholders/Community Workshop

12-13 OCTOBER 2021

For public use - including brief explanatory
comments that accompanied the presentation

INTRODUCTION

This presentation was used to support the discussions and visioning sessions that took place at Stoney Stanton Village Hall on the 12th and 13th of October, 2021.

This engagement activity is promoted by the landowners of Land West of Stoney Stanton and their development partners (Barwood Land 56%, Parkers Strategic 26%, Leicester County Council 18%), which are committed to working together, supported by the consultants' team.

We are engaging now because we are right at the start of the design and planning process. We would like you to help us to shape the proposals coming forward, and a key part of that is to establish a clear Vision for the site at the outset, setting the objectives for what the site should deliver, and the key design principles. Nothing has yet been fixed in terms of the site's potential design.

We are at the start of a long process, probably taking a further 2 to 3 years, culminating in Blaby District Council deciding in their Local Plan whether the site will be developed or not.

We are here to listen and ask for your help and to collaborate, so that we can help you make the most of the benefits that the proposal can bring to your communities if it proceeds.

We started a few months back by talking to the Parish Councils of Stoney Stanton, Sapcote and Elmsthorpe as well as a number of meetings with Blaby District Council officers, with the aim of shaping and agreeing this engagement process.

The event has taken place in two parts:

- First - to talk about the wider context, landscape, the villages, the history and the site – to gain knowledge and hear about your issues and concerns.
- Second – to delve deeper into 4 subject areas through round table groups: Homes and Places; Mobility and Connectivity; Environment and Green and Blue Infrastructure; Community and Uses.

PROGRAM AND AGENDA - STAKEHOLDERS

10.00 Introductory Session, to include:

- Purpose of the workshop (5min)
- Review of the site and main issues and opportunities emerging from the ongoing technical appraisals (15min)
- Introduction to best practice guidance to inspire the vision (10min)
- **Open discussion** (30min)
- Introduction to the Visioning Tables themes (15min)
- Overview of initial masterplanning ideas (15min)

11.30 Tea/Coffee Break

11.45 “Visioning Tables” First and Second Round (2x30min sessions)

12.45 Lunch Break

13.30 “Visioning Tables” Third and Fourth Round (2x30min sessions)

14.30 Tea/Coffee Break

14.45 Feedback from the “Visioning Tables”, and next steps

15.30 Conclusion

PROGRAM AND AGENDA - PUBLIC

MORNING SESSION

AFTERNOON SESSION

9.00

14.00

- Introductory Session, to include:**
- Purpose of the workshop *(5min)*
 - Review of the site and main issues and opportunities emerging from the ongoing technical appraisals *(15min)*
 - Introduction to best practice guidance to inspire the vision *(5min)*
 - **Open discussion** *(20min)*
 - Introduction to the Visioning Tables themes *(15min)*
 - Overview of initial concept ideas *(15min)*

10.15

15.15

“Visioning Tables” First and Second Round (2x30min sessions)

11.15

16.15

Tea/Coffee Break

11.30

16.30

“Visioning Tables” Third and Fourth Round (2x30min sessions)

12.30

17.30

Feedback from the “Visioning Tables”, and next steps

13.00

18.00

Conclusion

- **Homes and Places**

How a diverse provision of homes can cater for different people's needs and aspirations, embrace local character and define the identity of the place.

- **Mobility and Connectivity**

How the masterplan can connect to its surroundings and promote sustainable transport modes, and the infrastructure required.

- **Environment and Green and Blue Infrastructure**

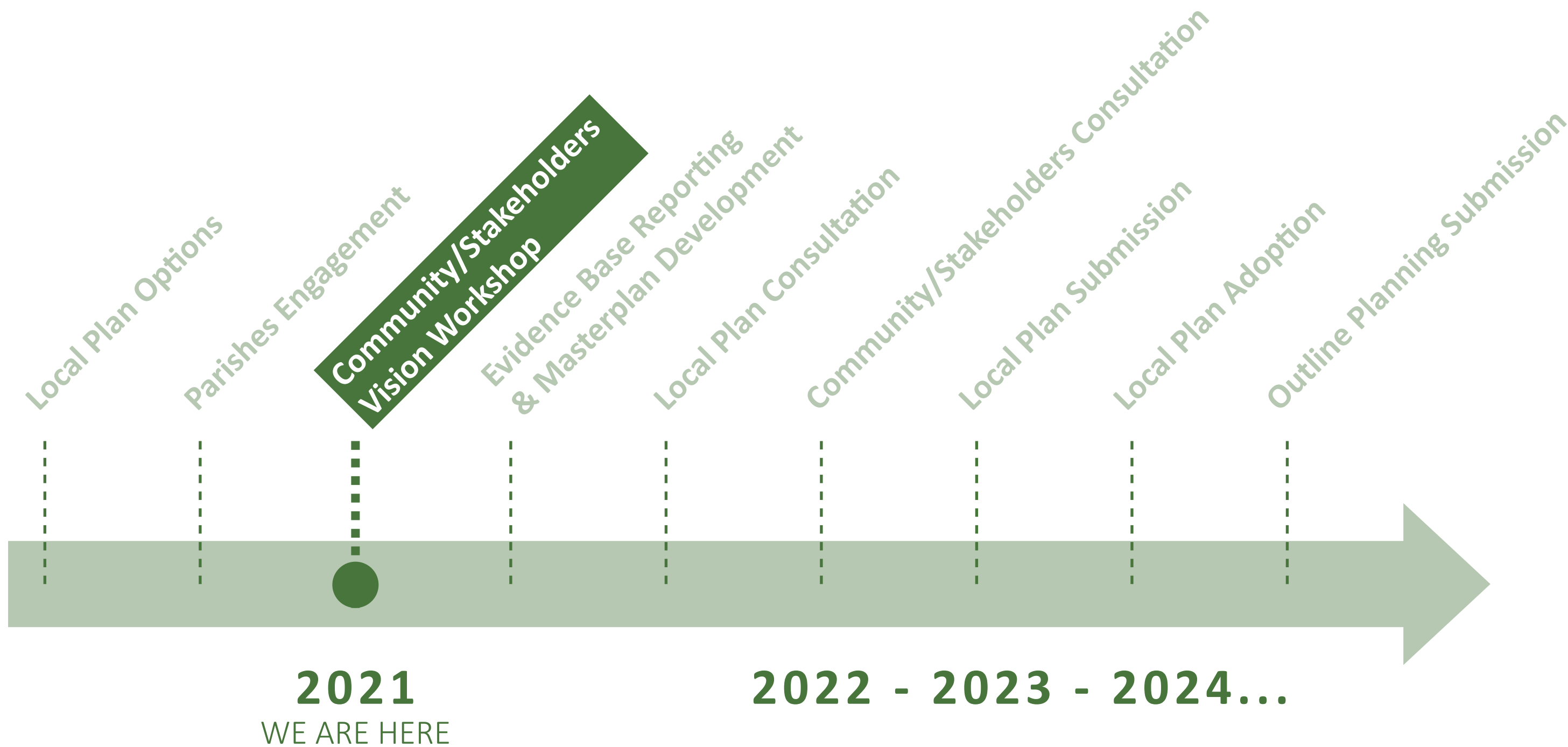
How to create attractive and multifunctional open spaces, increase biodiversity and address climate change, including drainage and flood risk.

- **Community and Uses**

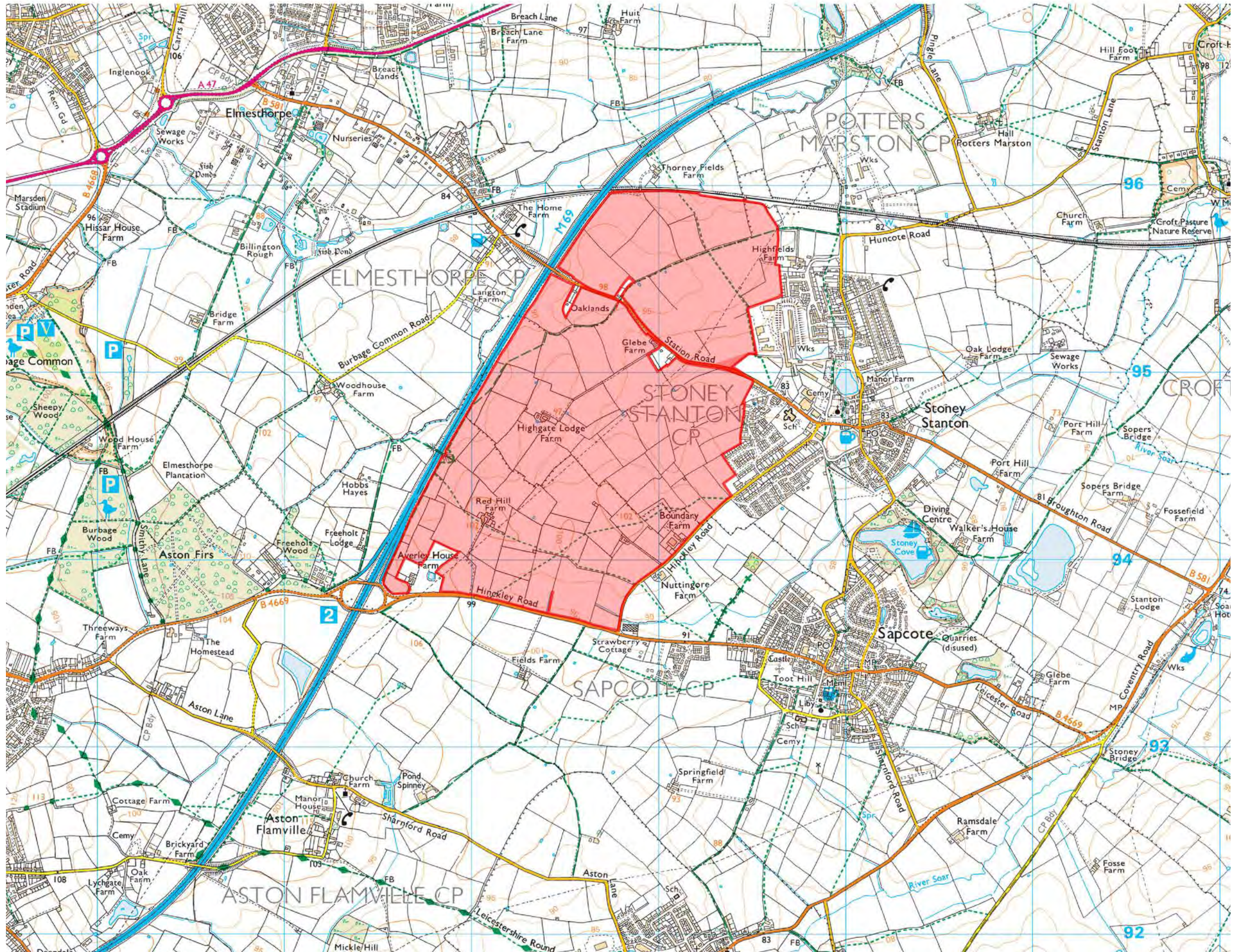
The type of facilities and services that will support the new community, and their best location to also benefit existing communities.

PROCESS AND TIMELINE

THE LOCAL PLAN JOURNEY



SITE LOCATION



THE SITE

Site area:
286.96 Ha
709.09 Ac

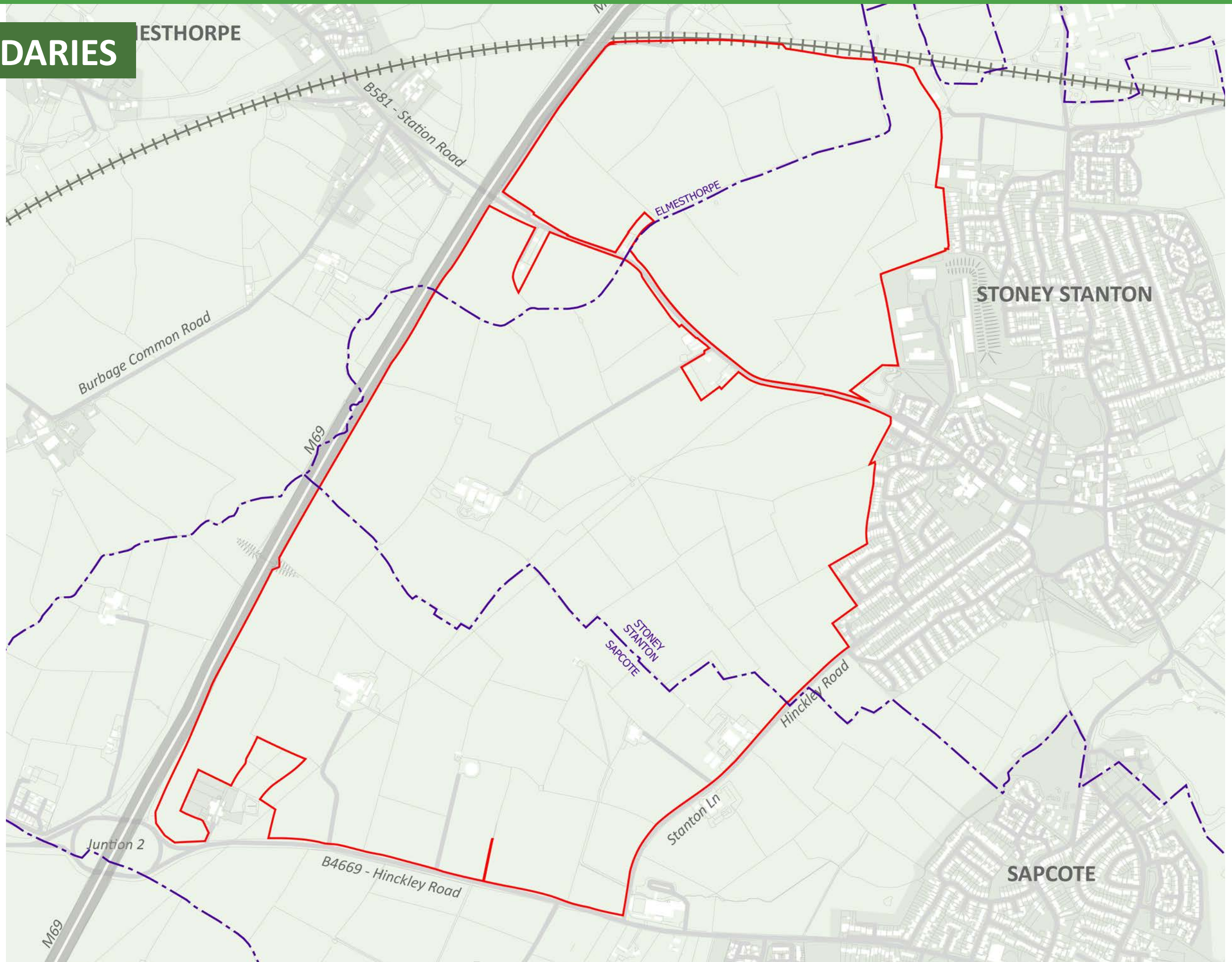


THE SITE CONDITIONS

PARISH BOUNDARIES

-  Site Boundary
-  Parish Boundary

The site lies within the 3 parishes of Stoney Stanton, Sapcote and Elmsthorpe

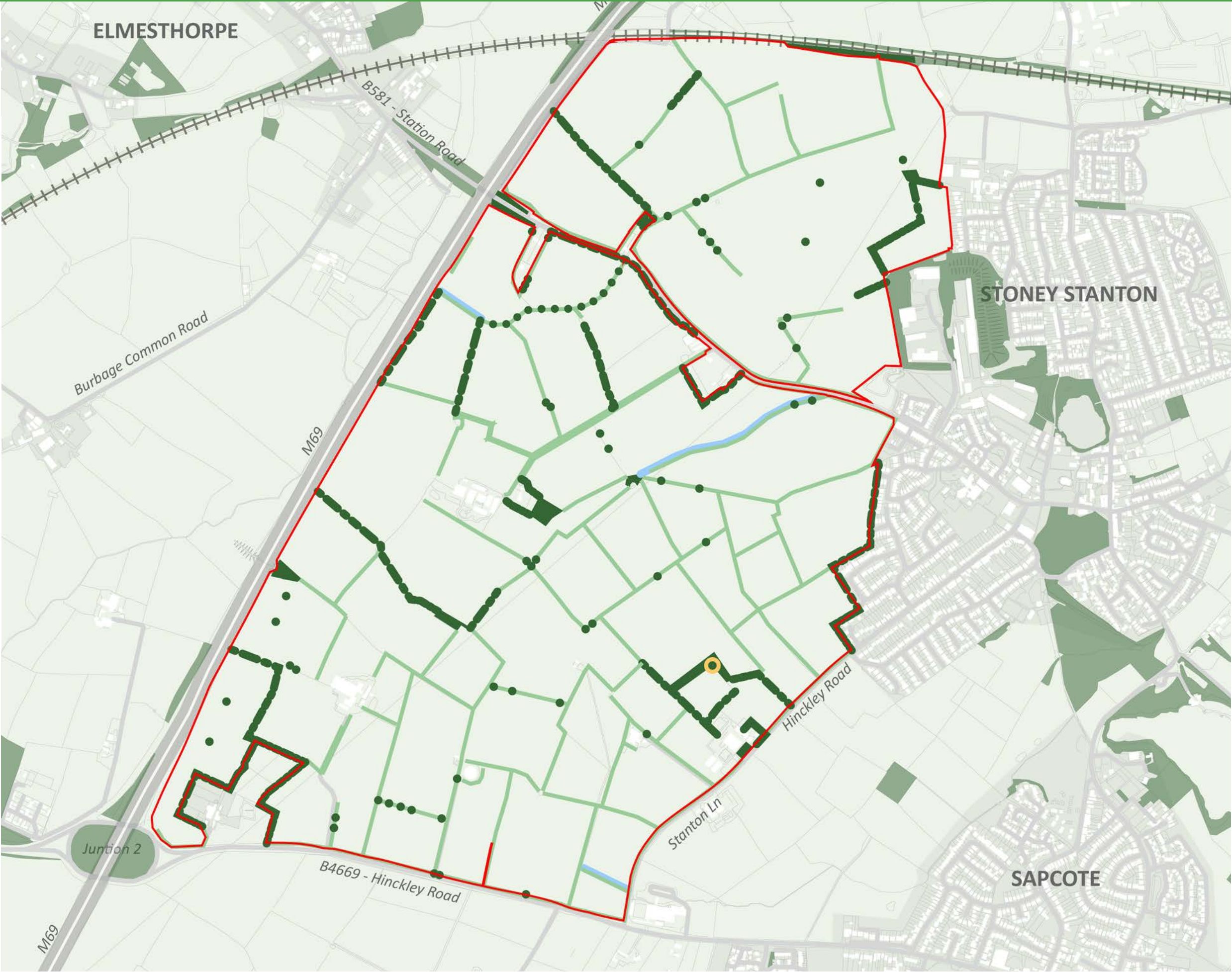


THE SITE CONDITIONS

LANDSCAPE

- Site Boundary
- Woodland
- Intact Hedgerow with Trees
- Intact Managed Native Hedgerow
- Intact Unmanaged Native Hedgerow
- Tree line
- Mature Tree
- Wet Ditch Buffer (10m)
- Veteran Tree Buffer
- Existing Landscape

Existing network of trees and hedgerows to be retained where possible

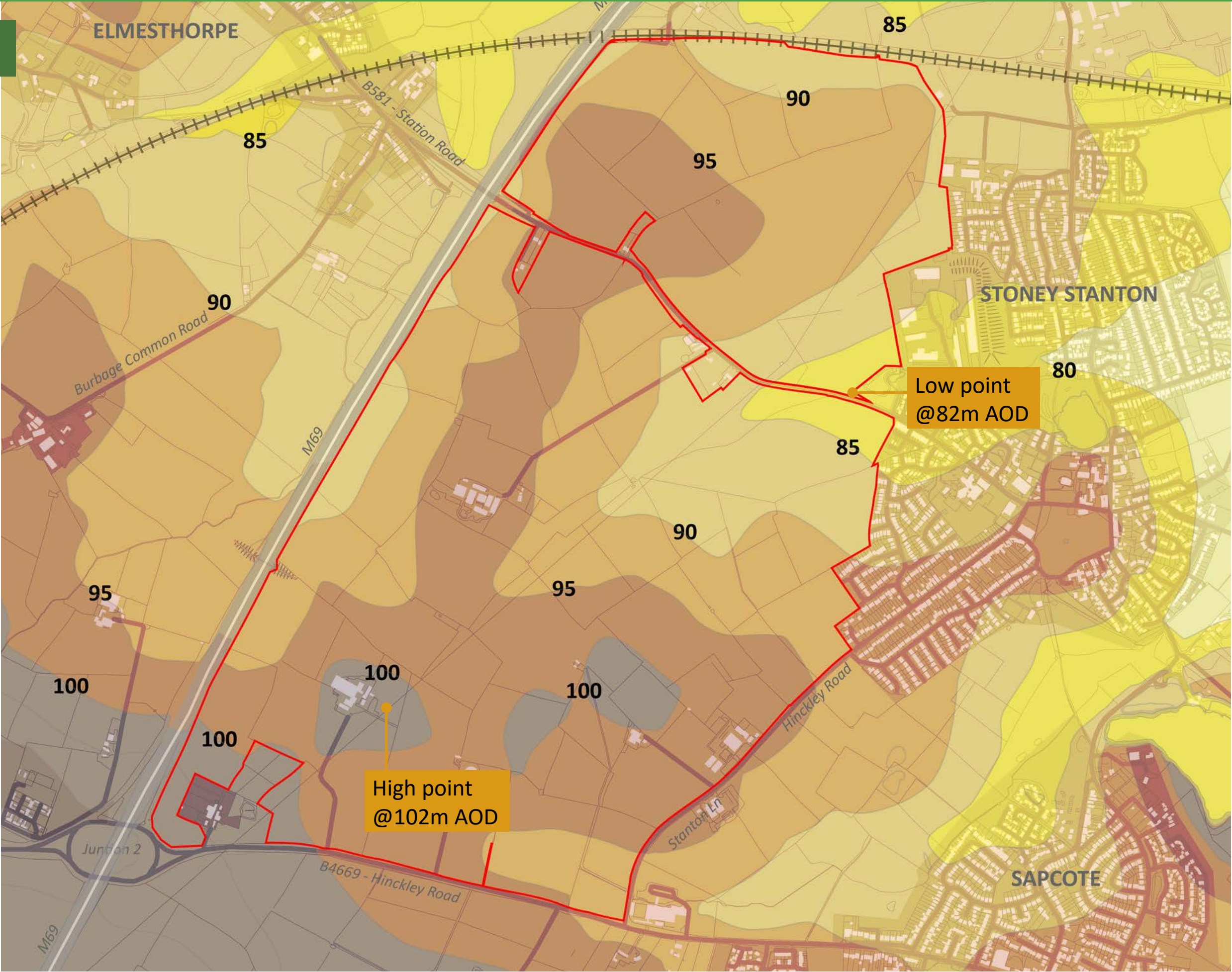


THE SITE CONDITIONS

TOPOGRAPHY



High point to the south and low point adjacent to Station Road as it enters Stoney Stanton - 20m level difference

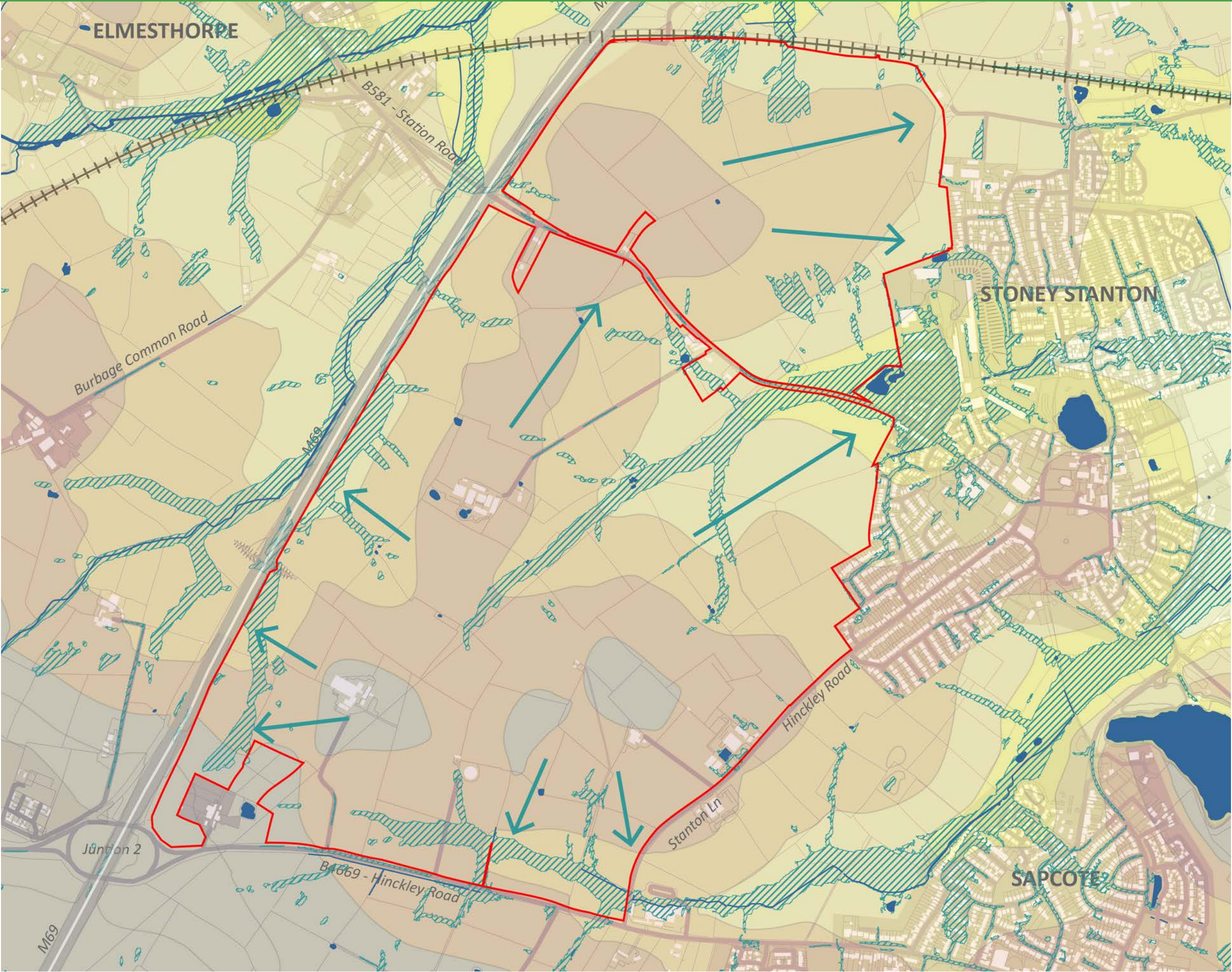


THE SITE CONDITIONS

DRAINAGE

- Site Boundary
- Topography
- Surface Water Flood Extent
- Localised Landfall
- Existing Watercourses

Surface water overland flow routes are responsible for existing flooding



THE SITE CONDITIONS

HERITAGE

 Site Boundary

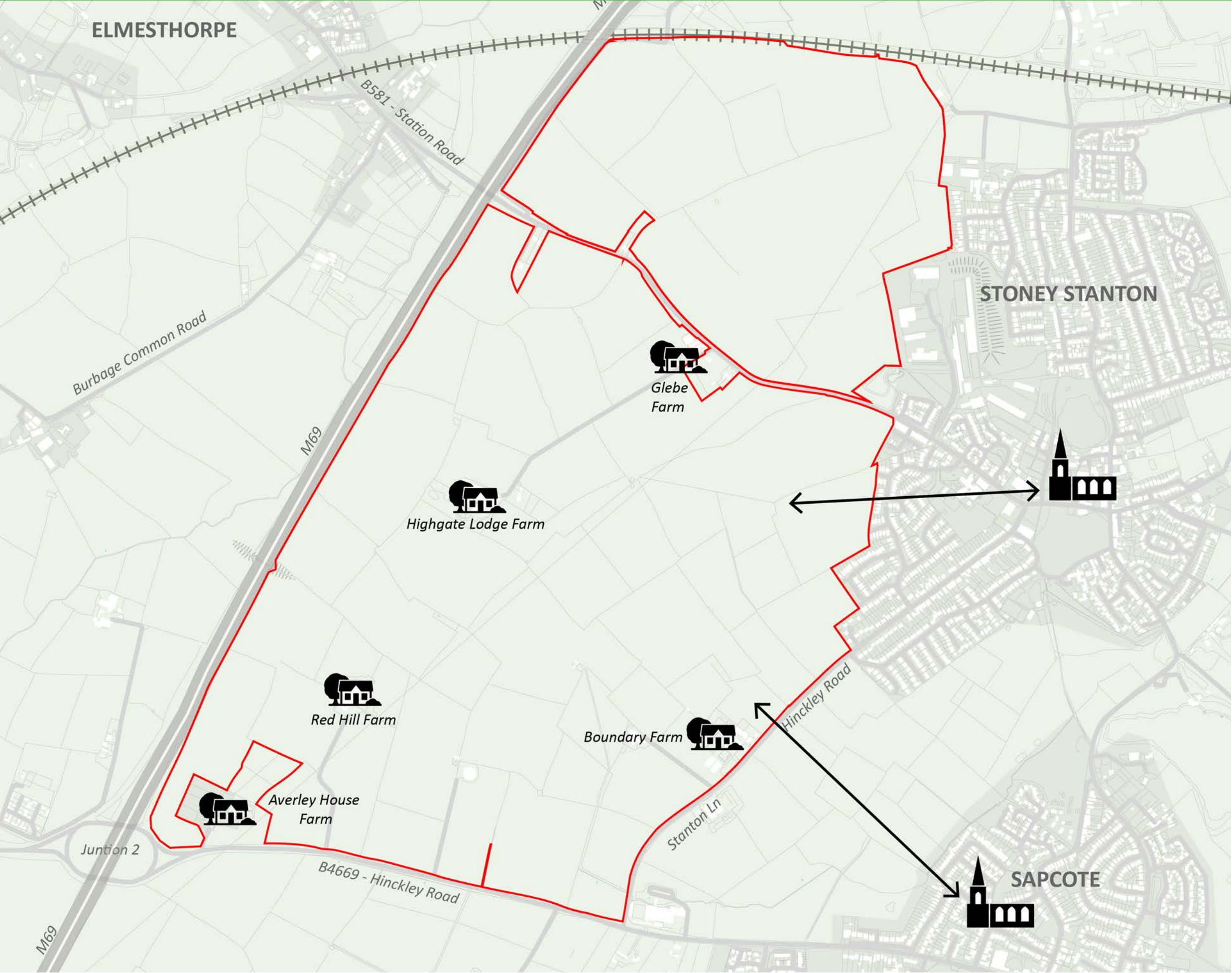
 Views

 Farmstead

 Church

Views to both
Stoney Stanton and
Sapcote churches

Retain trace of
historic farmstead
through the re-use
of names

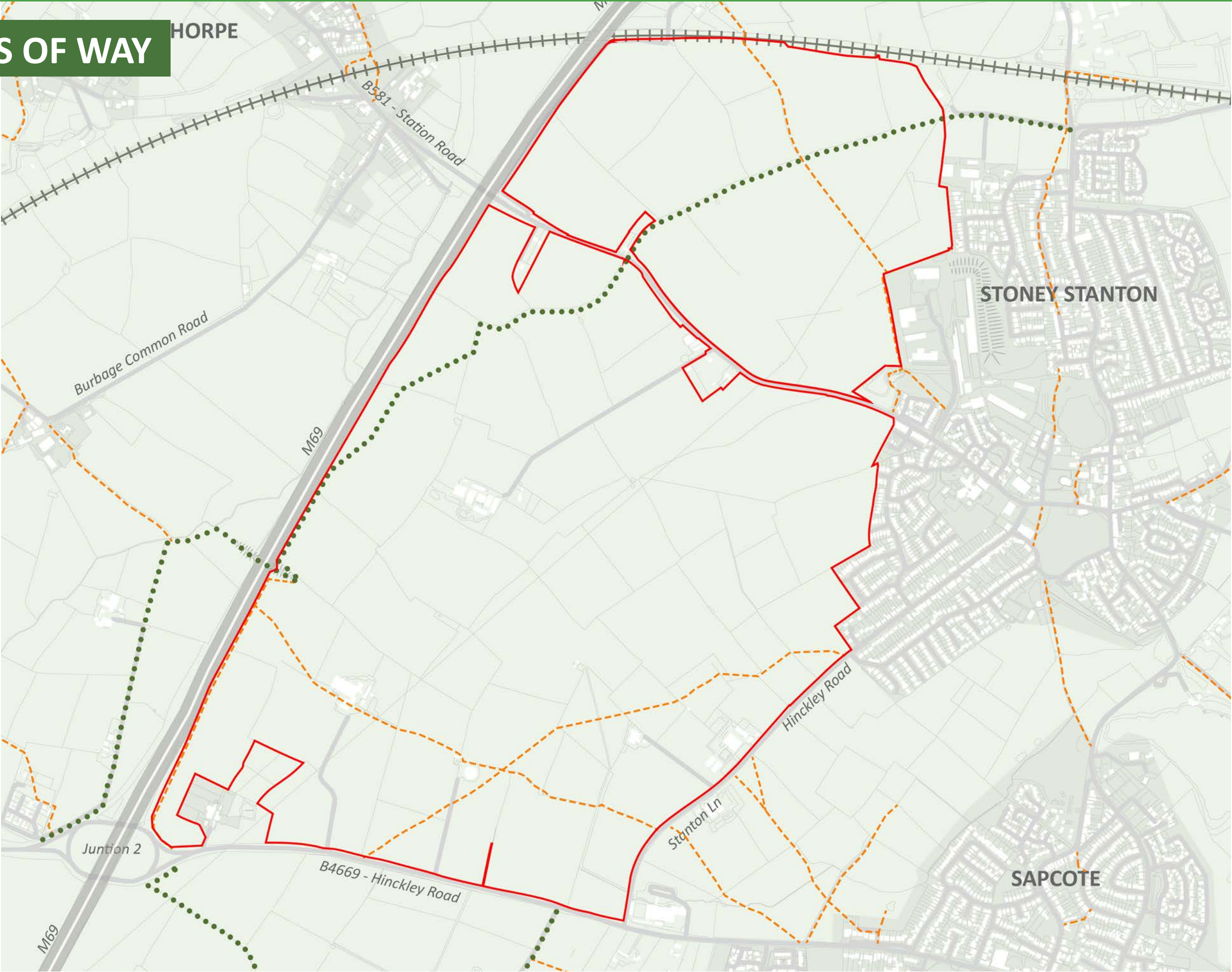


THE SITE CONDITIONS

PUBLIC RIGHTS OF WAY

- Site Boundary
- Public Right of Way
- Bridleway

Existing public rights of way to be retained and improved

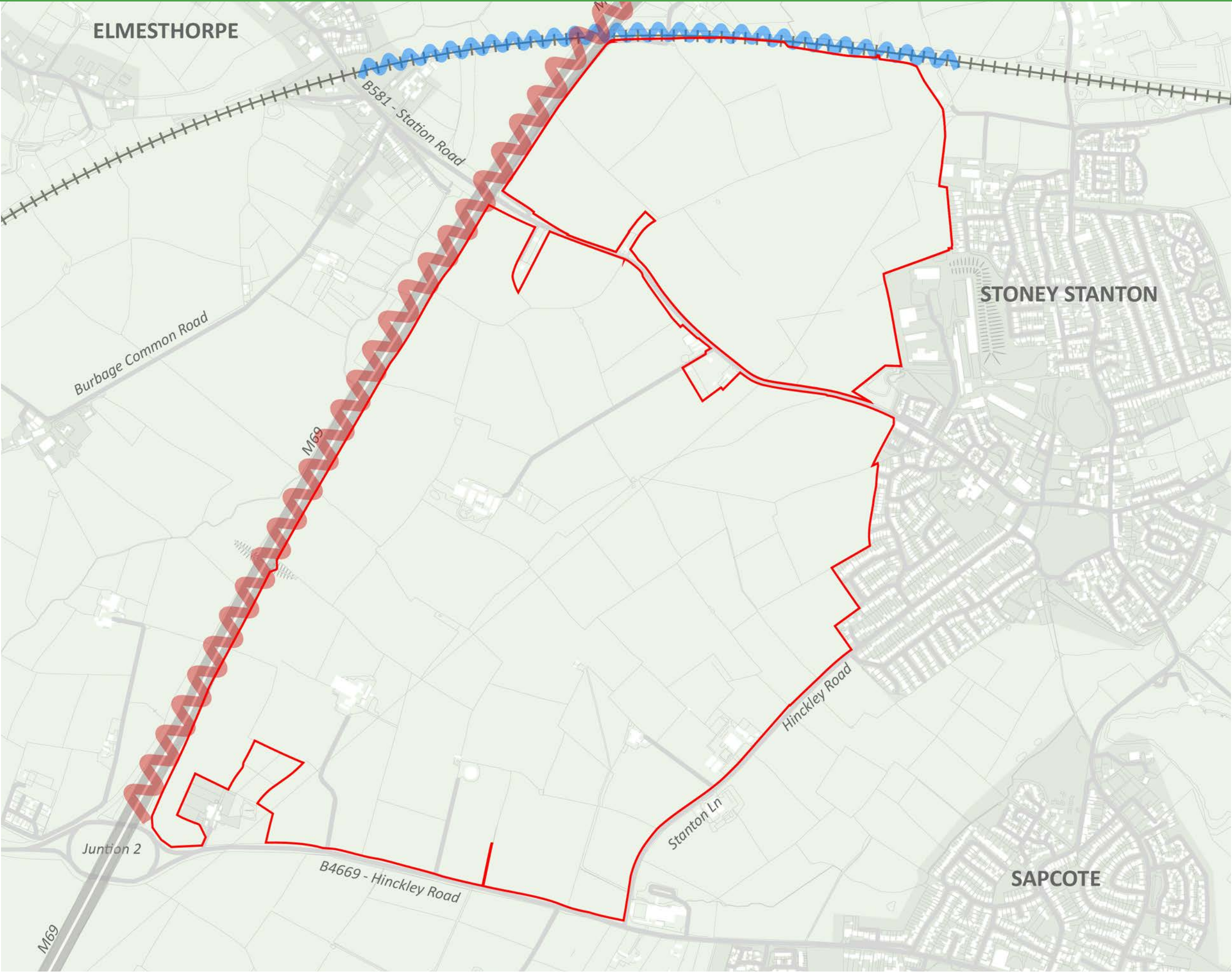


THE SITE CONDITIONS

NOISE





- Site Boundary
- Railway Noise
- M69 Noise

Noise mitigation scheme required to M69 and Railway Line

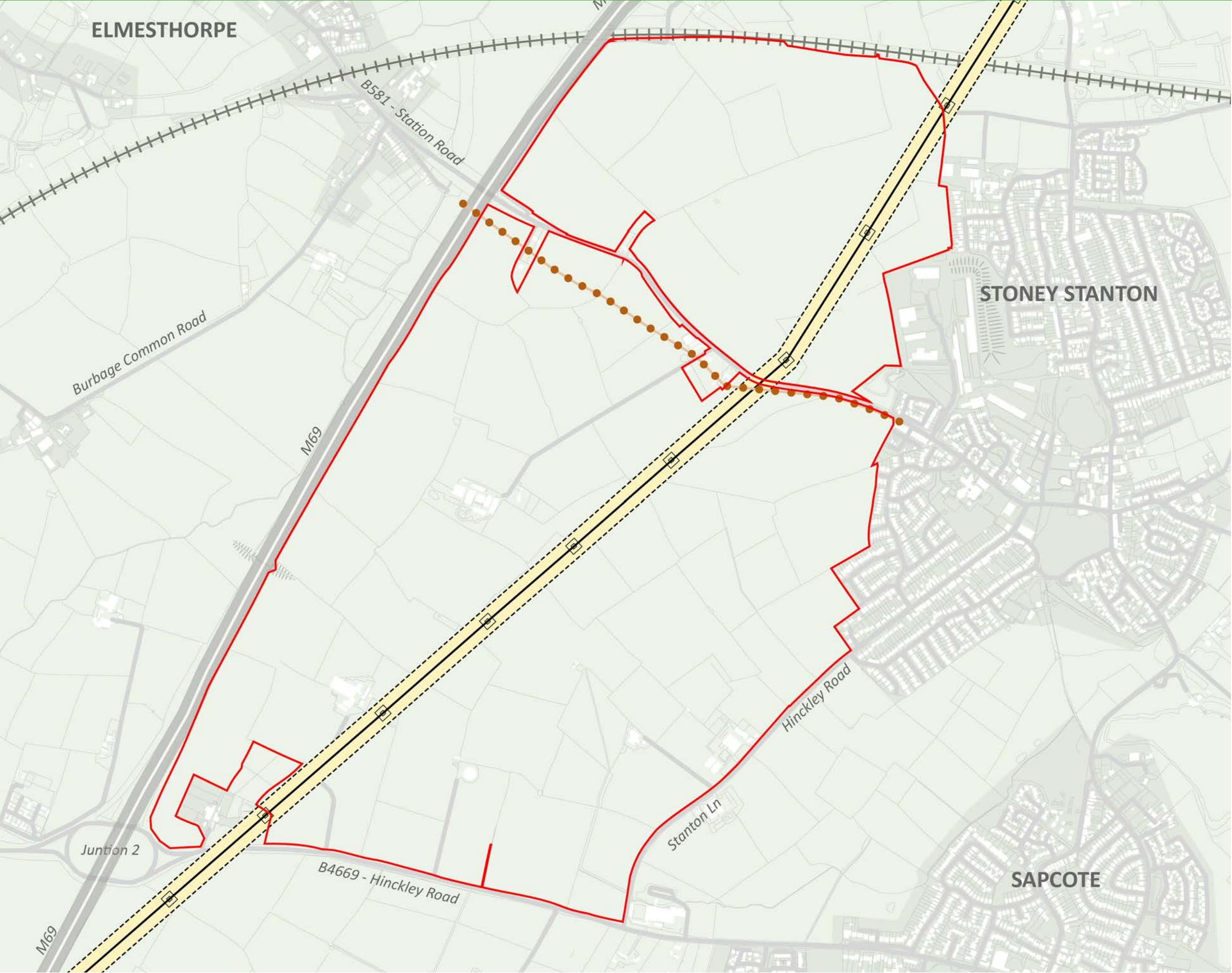


THE SITE CONDITIONS

UTILITIES

-  Site Boundary
-  High Voltage Overhead Powerline
30m easement required
-  Existing Pylons
-  Foul Sewer Line

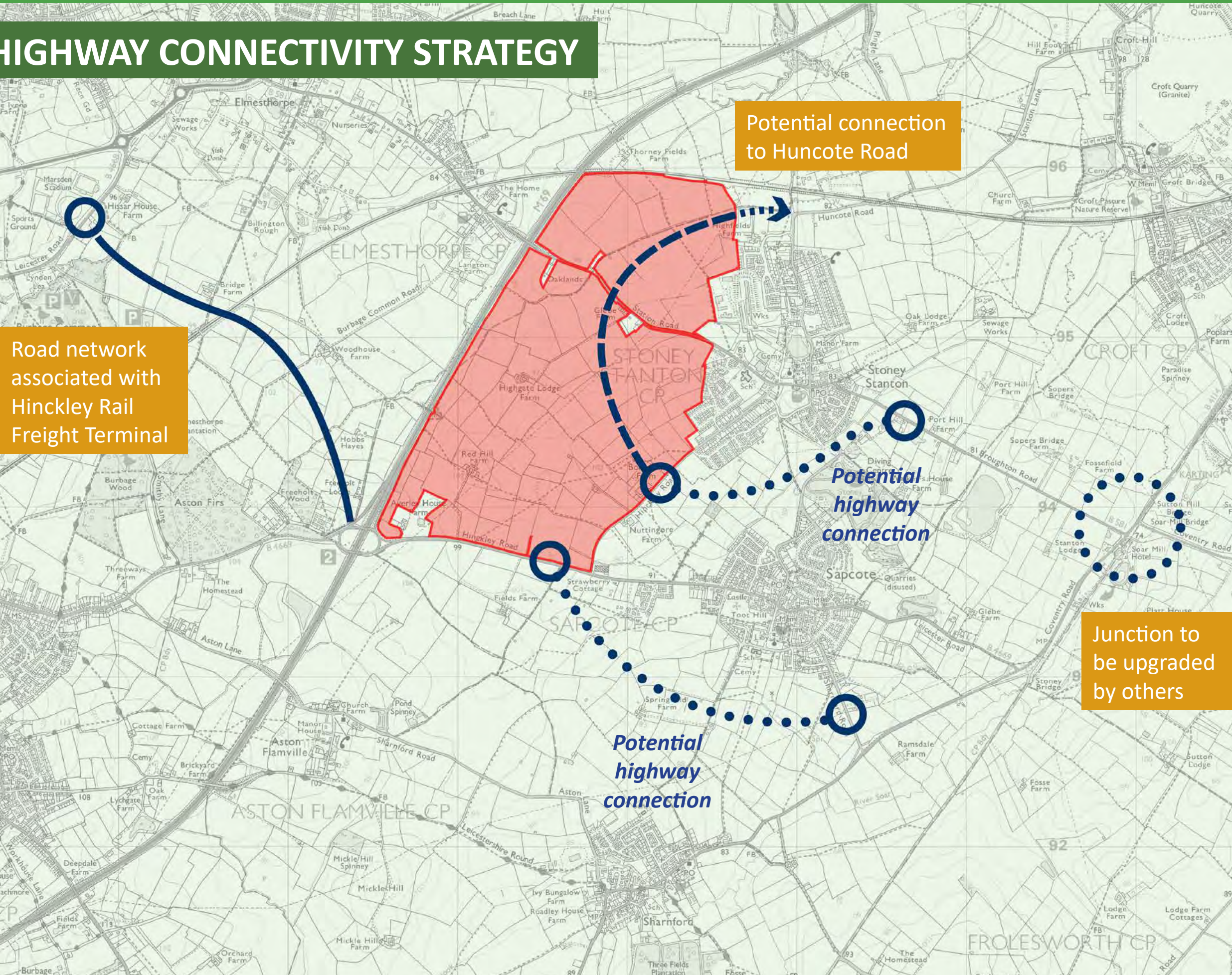
High Voltage Overhead Powerline - 30m total easement required



THE SITE CONDITIONS

WIDER-AREA HIGHWAY CONNECTIVITY STRATEGY

Potential additions to the strategic highway network in the coming years



Road network associated with Hinckley Rail Freight Terminal

Potential connection to Huncote Road

Potential highway connection

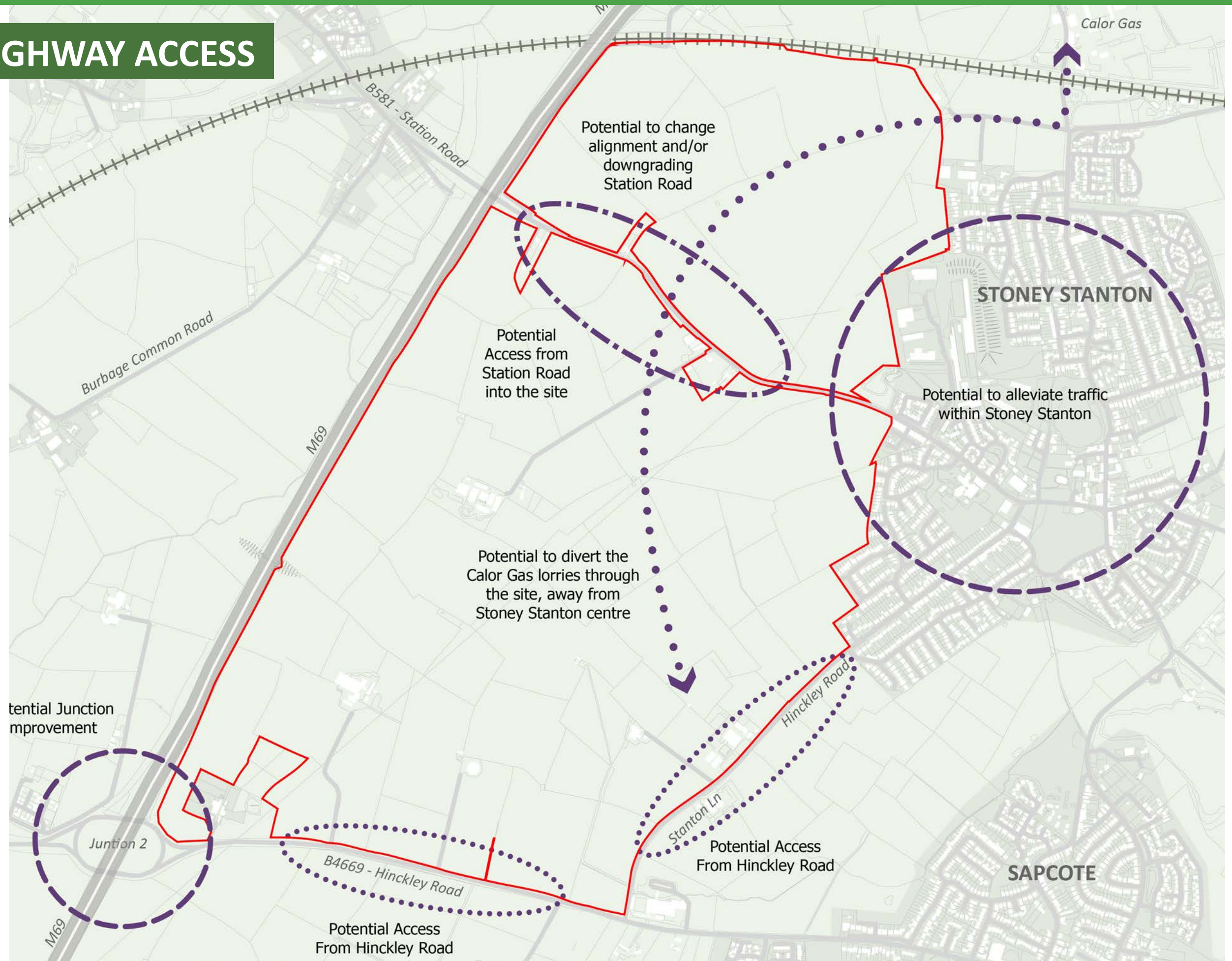
Potential highway connection

Junction to be upgraded by others

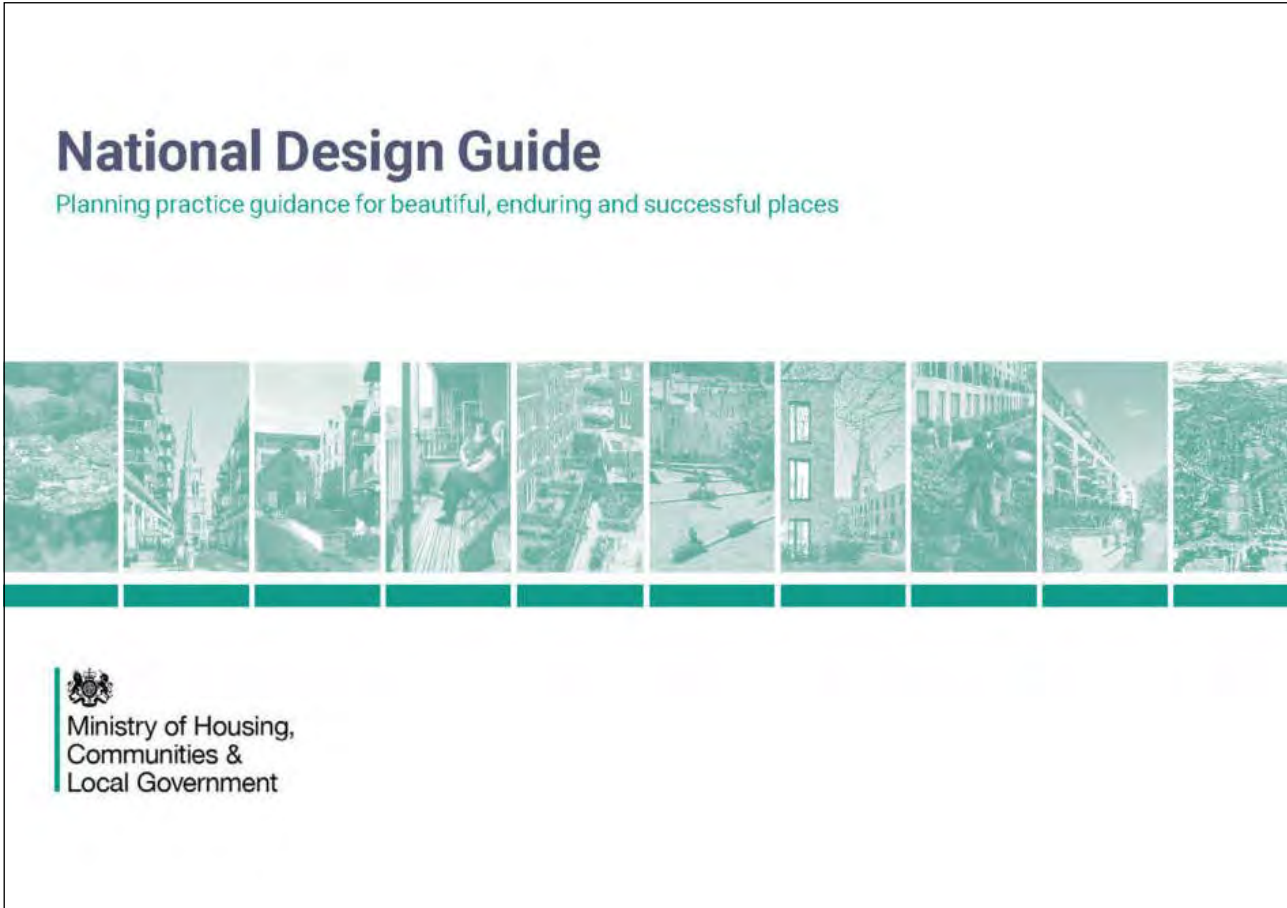
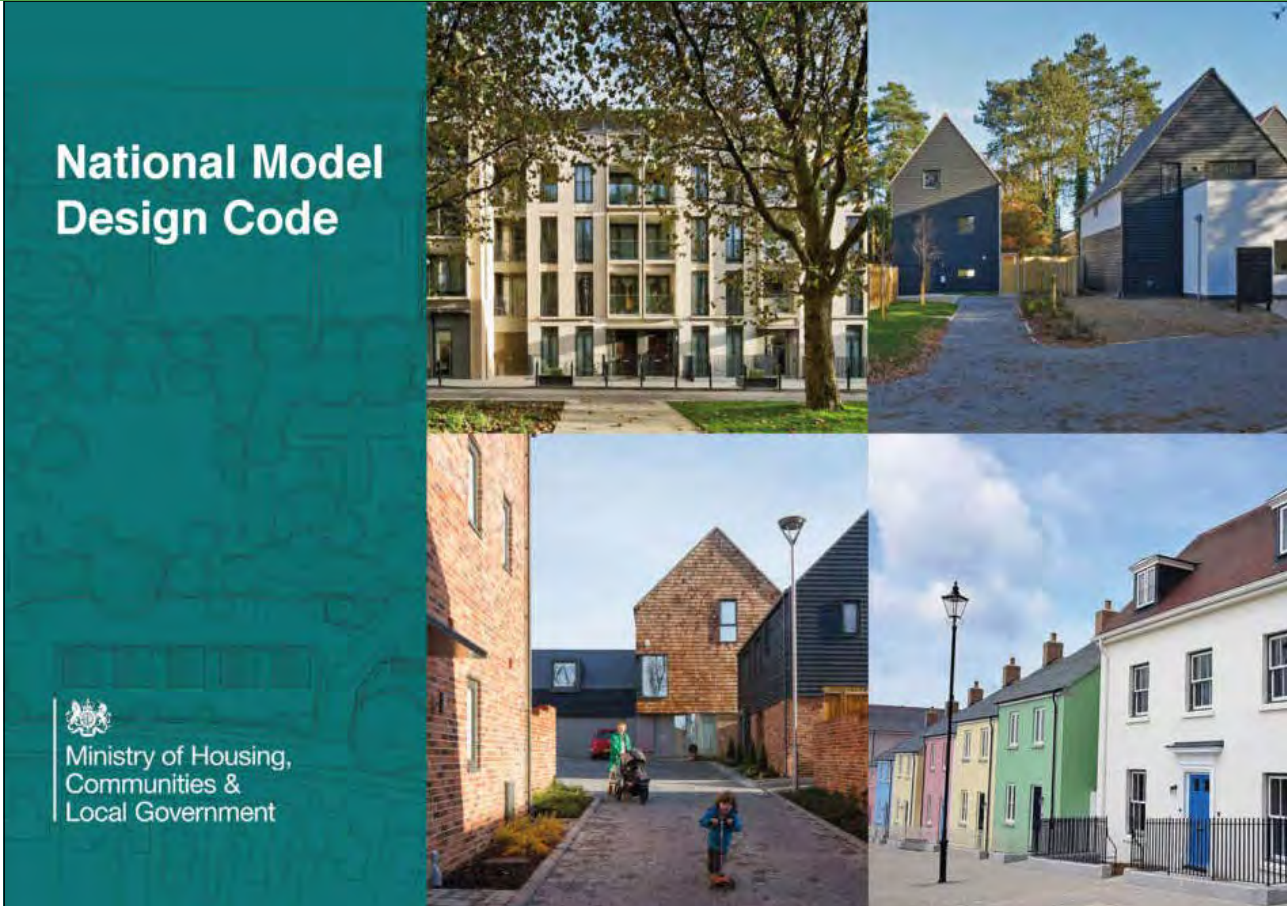
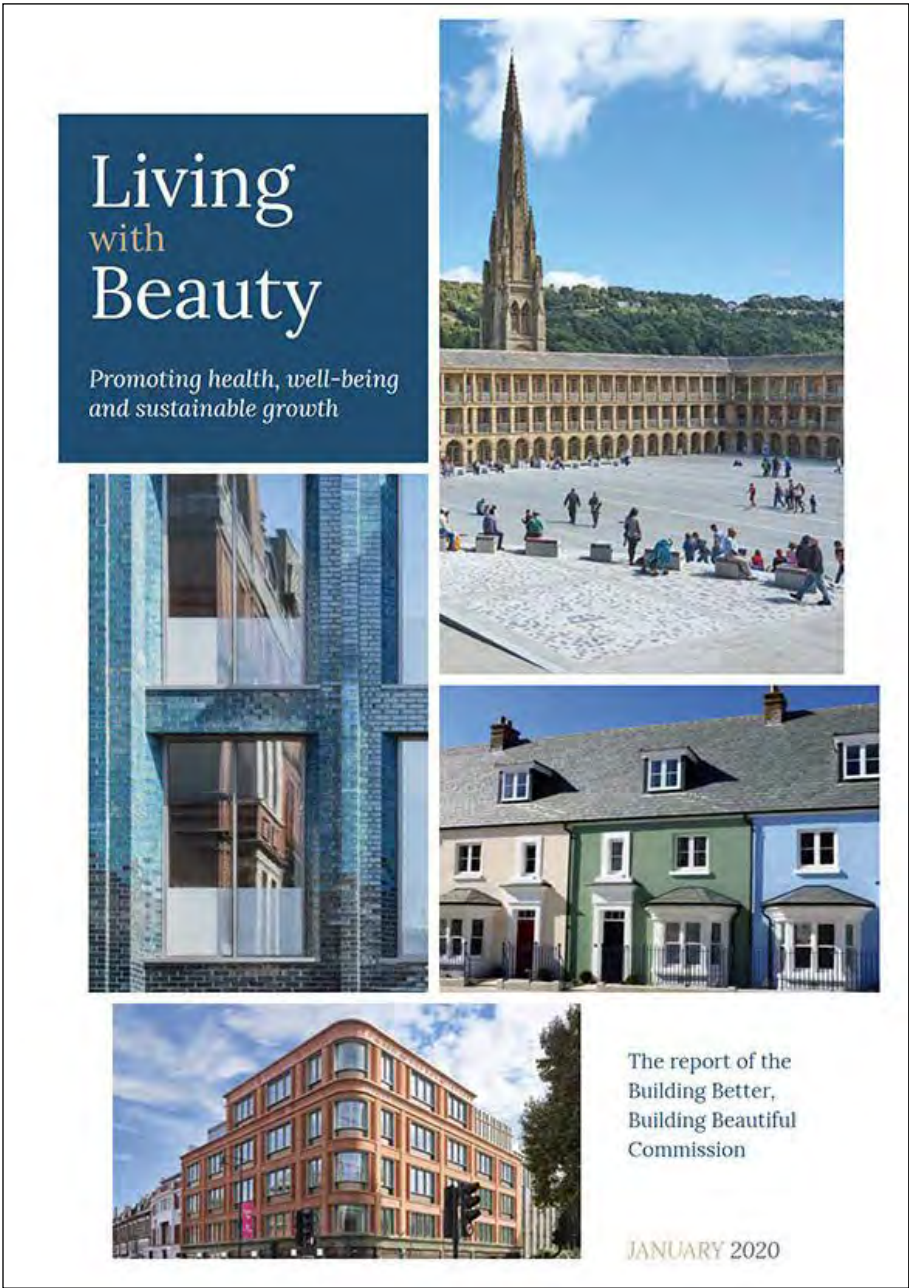
THE SITE CONDITIONS

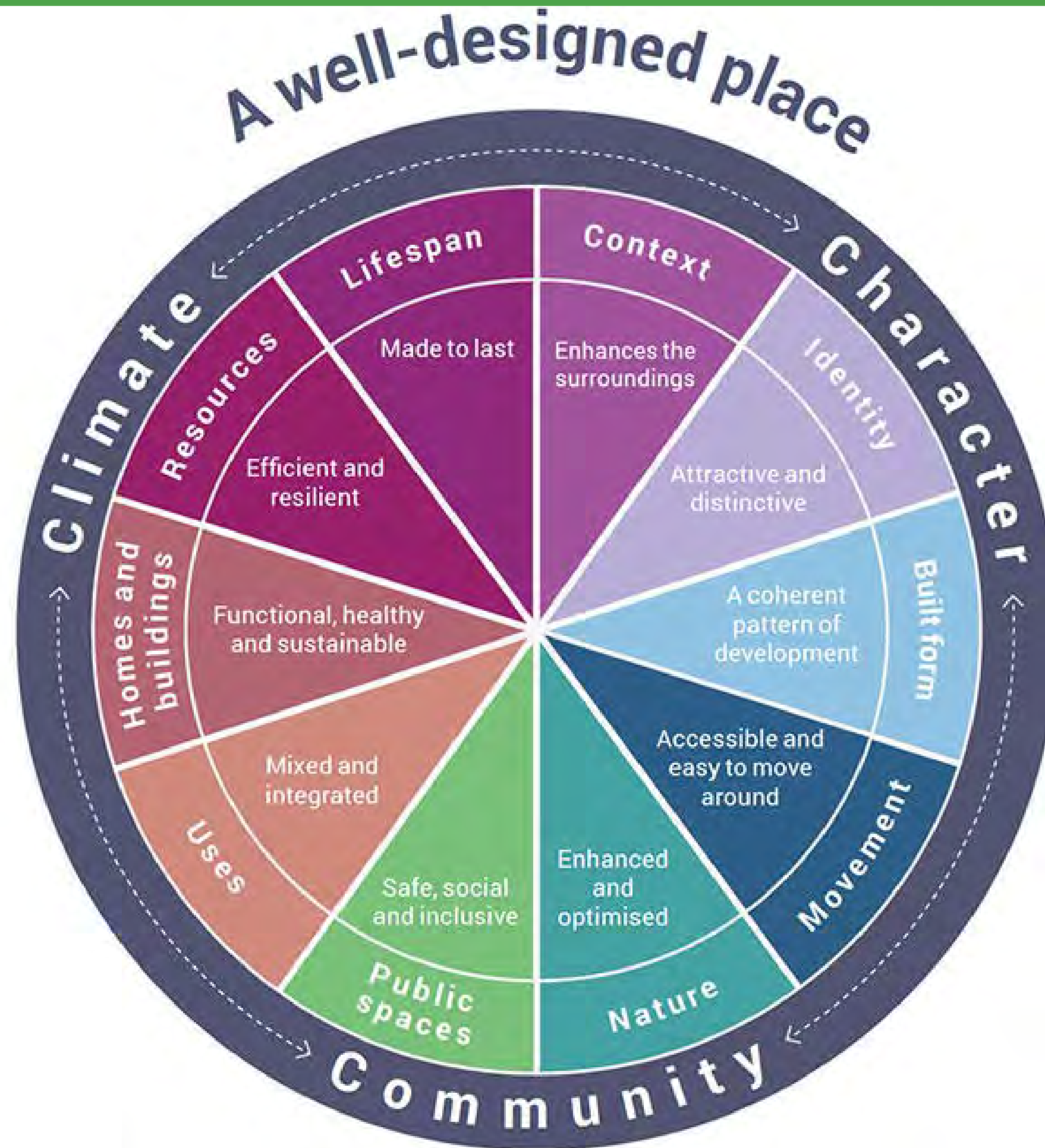
POTENTIAL HIGHWAY ACCESS

Potential points of vehicular access and possible benefit to existing residents in Stoney Stanton

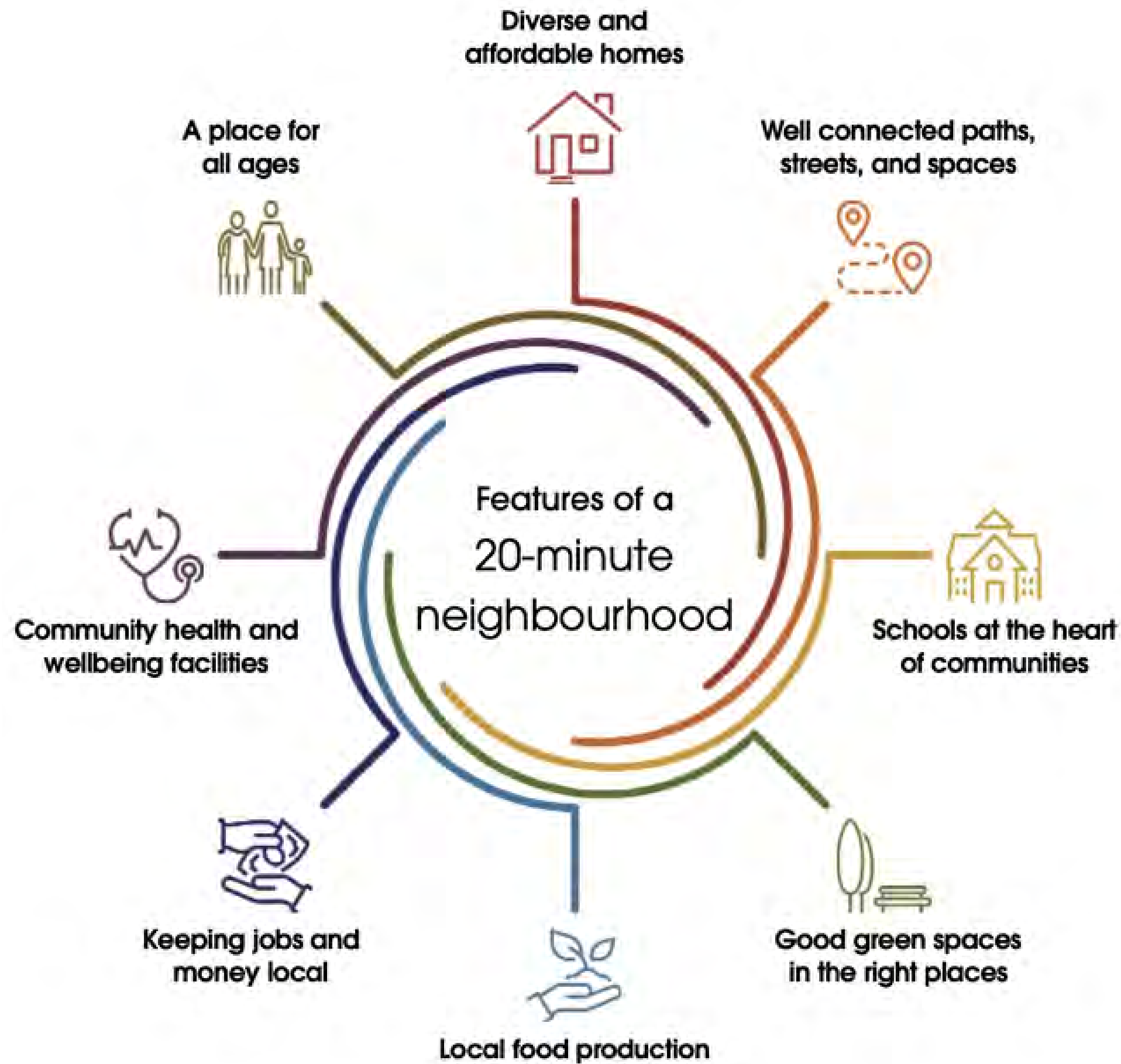


BEST PRACTICE GUIDANCE

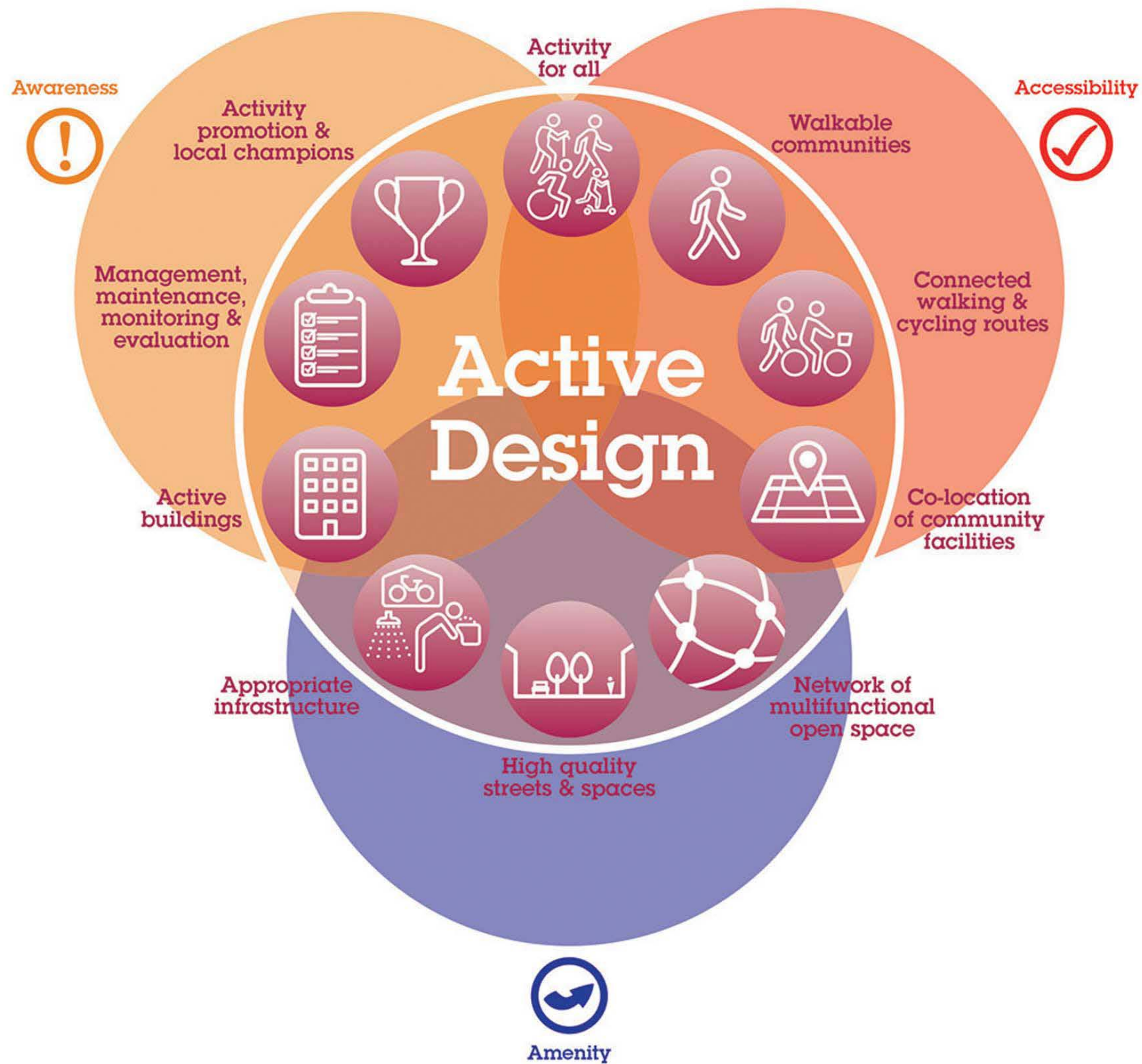




20-MINUTE NEIGHBOURHOOD



The Ten Principles of Active Design



Summary notes of
all working group
discussions to
be issued in due
course

OPEN DISCUSSION

HOMES AND PLACES

WHO IS GOING TO LIVE HERE?

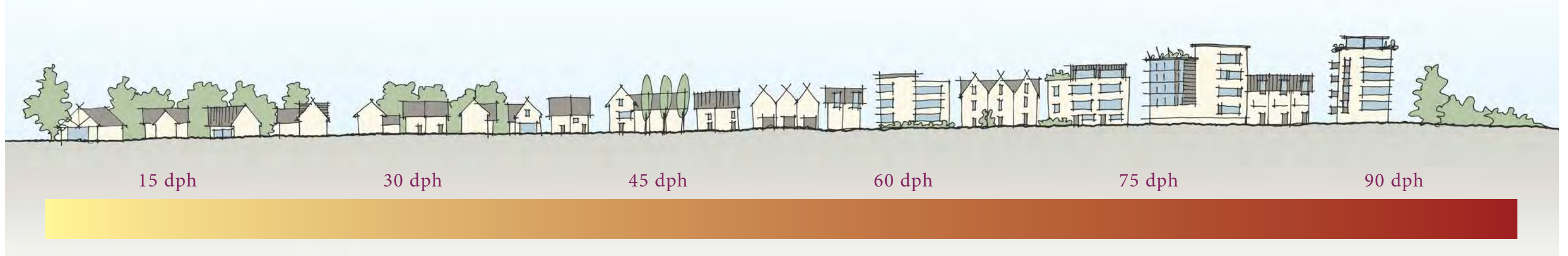
Purpose of this series of slides is to inspire and instigate discussion in relation to the 4 different workshop themes (2 slides x theme, 8 in total)



HOMES AND PLACES

HOW BIG, HOW MANY, WHAT TYPE OF?

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MOBILITY AND CONNECTIVITY

STREETS AS PLACES?

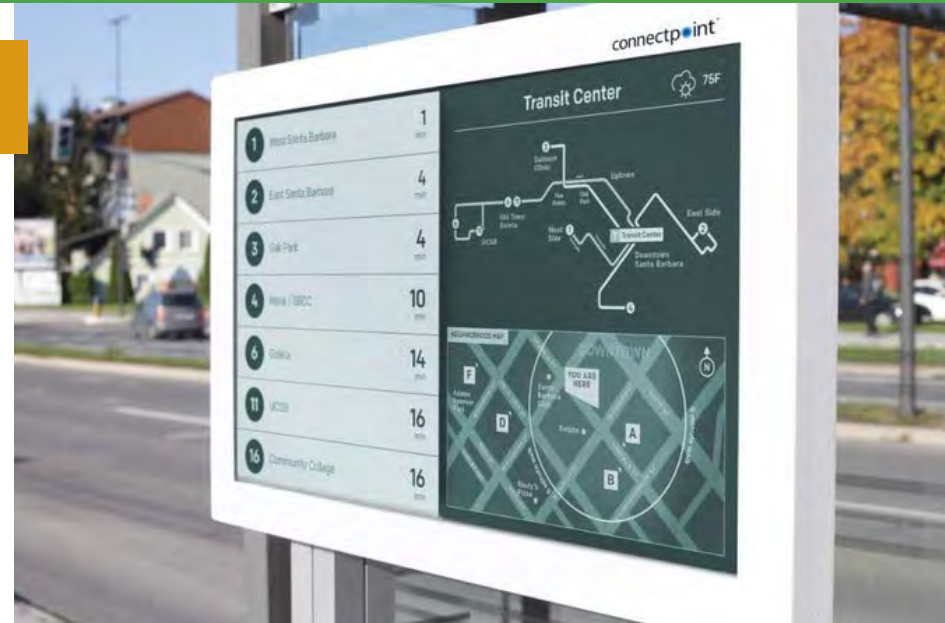
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MOBILITY AND CONNECTIVITY

IS IT MORE THAN JUST CARS?

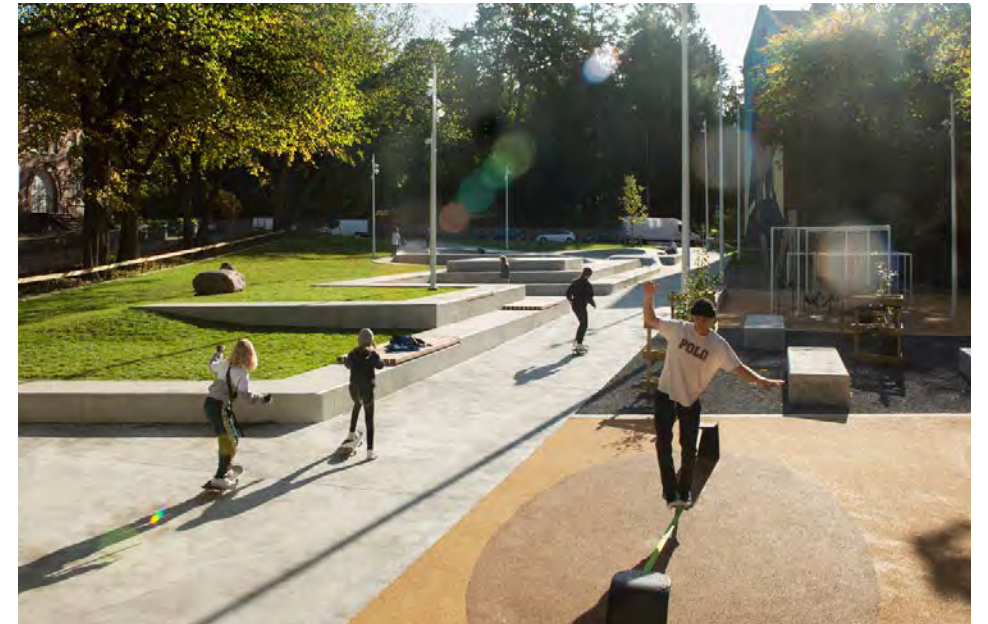
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ENVIRONMENT AND GREEN AND BLUE INFRASTRUCTURE

WHAT ARE THE DIFFERENT TYPES OF LANDSCAPE?

Purpose of this series of slides is to inspire and instigate discussion in relation to the 4 different workshop themes (2 slides x theme, 8 in total)



ENVIRONMENT AND GREEN AND BLUE INFRASTRUCTURE

WHAT TYPE OF ACTIVITIES?

Purpose of this series of slides is to inspire and instigate discussion in relation to the 4 different workshop themes (2 slides x theme, 8 in total)



COMMUNITY AND USES

WHAT KIND OF FACILITIES?

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COMMUNITY AND USES

WHAT TYPE OF EMPLOYMENT?

Purpose of this series of slides is to inspire and instigate discussion in relation to the 4 different workshop themes (2 slides x theme, 8 in total)



CONCEPT IDEAS
first thoughts...

MASTERPLANNING IDEAS

SETTING IN CONTEXT



MASTERPLANNING IDEAS:

ECOLOGY CORRIDORS



MASTERPLANNING IDEAS

DEVELOPMENT AREAS



MASTERPLANNING IDEAS

POWERLINE



MASTERPLANNING IDEAS

DRAINAGE



MASTERPLANNING IDEAS

LINKS AND ROUTES



MASTERPLANNING IDEAS

WALKABLE NEIGHBOURHOODS



MASTERPLANNING IDEAS

AN OPEN COMMUNITY



MASTERPLANNING IDEAS

EMPLOYMENT



MASTERPLANNING IDEAS

ACCESS AND CIRCULATION



VISIONING TABLES

Time to have your say...